

July X, 2015

Dear Property Owner,

You are receiving this notice because your property is located within 300 feet of a property that is proposed for a zone change and, in some cases, a General Plan change. A full list of the properties included in the application is included on the reverse of this letter.

Additional information is available at: www.wvc-ut.gov/appdocs, including a map that illustrates the proposed changes. If your property is included in the application, you will receive a separate notice with additional information pertinent to your situation.

The City has submitted Application No. ZT-3-2015 to create the “RE” (Residential Estate) zone and the “A-2” (Agriculture, minimum lot size 2 acres) zone. The City has also submitted Application No. GPZ-1-2015 to change the zoning of certain property within the City to accommodate new residential development. If the City Council approve, these properties will, depending on the size of the properties, be changed to either the “A” zone or the new “A-2” zone. Property owners could keep their property undeveloped as agricultural property or apply to rezone their property to pursue development. Future residential development would meet the standards of the “RE” zone.

The West Valley City Council will be holding a public hearing on July 28, 2015 at 6:30 P.M. at 3600 Constitution Boulevard in West Valley City to consider the application described above.

Further information concerning these applications can be found at www.wvc-ut.gov/appdocs. You are welcome to attend the meeting and voice your opinion or submit comments in writing. Please feel free to contact the West Valley City Department of Planning and Zoning at 3600 S. Constitution Boulevard or at (801) 963-3312 with any questions or concerns.

Sincerely,

Steve Pastorik, AICP
Assistant CED Director/Planning Director

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age, sexual orientation or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac, 963-3282.

The following is a list of properties proposed for rezone and/or general plan change. Additional details are available as set forth in this letter.

Property Address	Current Zone	New Zone	Current General Plan	Proposed General Plan	Property Address	Current Zone	New Zone	Current General Plan	Proposed General Plan
2557 S 7200 W	A	A-2	Large Lot Residential	Large Lot Residential	3732 S 5600 W	R-1-10	A-2	Residential Office	Large Lot Residential
6002 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3801 S 6400 W	R-1-8	A-2	Low Density Residential	Large Lot Residential
6301 W 2575 S	A-1	A-2	Rural Residential	Rural Residential	3876 S 6000 W	A	A-2	Low Density Residential	Large Lot Residential
6301 W 2609 S	A-1	A-2	Rural Residential	Rural Residential	3971 S 6000 W	A	A-2	Low Density Residential	Large Lot Residential
6290 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	5734 W 3980 S	A	A-2	Low Density Residential	Large Lot Residential
5764 W PARKWAY BLVD	A	A-2	Med. Density Residential	Large Lot Residential	3846 S 5600 W	A	A-2	Residential Office	Large Lot Residential
5886 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3555 S 5450 W	R-1-8	A-2	Low Density Residential	Large Lot Residential
5139 W ENGLAND CT	M	A-2	Mixed Use	Large Lot Residential	5385 W 3500 S	R-1-8	A	Low Density Residential	Large Lot Residential
2819 S 5600 W	M	A-2	Mixed Use	Large Lot Residential	5371 W 3500 S	R-1-8	A	Low Density Residential	Large Lot Residential
2549 S 5600 W	M	A-2	Mixed Use	Large Lot Residential	3775 S 5600 W	R-1-8	A	Residential Office	Large Lot Residential
2549 S 5600 W	M	A	Mixed Use	Large Lot Residential	3795 S 5600 W	R-1-8	A-2	Residential Office	Large Lot Residential
2722 S CORPORATE PARK DR	M	A-2	Mixed Use	Large Lot Residential	3702 S 5450 W	A	A-2	Rural Residential	Rural Residential
2856 S CORPORATE PARK DR	R-1-8	A-2	Mixed Use	Large Lot Residential	3755 S 5450 W	A	A-2	Rural Residential	Rural Residential
6290 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3940 S 5200 W	A	A-2	Low Density Residential	Large Lot Residential
6087 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3940 S 5200 W	R-1-8	A	Low Density Residential	Large Lot Residential
6087 W PARKWAY BLVD	A	A-2	Rural Residential	Rural Residential	5278 W 3990 S	R-1-8	A	Low Density Residential	Large Lot Residential
5901 W PARKWAY BLVD	R-1-10	A-2	Low Density Residential	Large Lot Residential	5065 W JANETTE AVE	A	A-2	Low Density Residential	Large Lot Residential
7148 W 2820 S	A-1	A-2	Rural Residential	Rural Residential	1485 W CRYSTAL AVE	A	A-2	Rural Residential	Rural Residential
7140 W 2820 S	A-1	A-2	Rural Residential	Rural Residential	1493 W CRYSTAL AVE	A	A-2	Rural Residential	Rural Residential
7128 W 2820 S	A-1	A-2	Rural Residential	Rural Residential	1415 W CRYSTAL AVE	A	A-2	Rural Residential	Rural Residential
6994 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	1401 W CRYSTAL AVE	A	A-2	Rural Residential	Rural Residential
6980 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	1363 W CRYSTAL AVE	A	A-2	Rural Residential	Rural Residential
6960 W 2820 S	A-1	A-2	Rural Residential	Rural Residential	3320 W 3100 S	R-1-8	A	Low Density Residential	Large Lot Residential
6870 W 2820 S	A-1	A-2	Rural Residential	Rural Residential	3264 W 3100 S	R-1-8	A-2	Low Density Residential	Large Lot Residential
7026 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3336 W 3100 S	R-1-8	A-2	Low Density Residential	Large Lot Residential
6844 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3278 W 3100 S	R-1-8	A	Low Density Residential	Large Lot Residential
6824 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3455 S 4400 W	R-1-8	A	Low Density Residential	Large Lot Residential
7088 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3451 S 4400 W	R-1-8	A	Low Density Residential	Large Lot Residential
7060 W 2820 S	A-1	A-2	Rural Residential	Rural Residential	4358 W 3500 S	R-1-8	A	Low Density Residential	Large Lot Residential
7042 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	4344 W 3500 S	R-1-8	A	Low Density Residential	Large Lot Residential
6924 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	4340 W 3500 S	R-1-8	A	Low Density Residential	Large Lot Residential
6940 W 2820 S	A-1	A-2	Rural Residential	Rural Residential	4368 W 3500 S	R-1-8	A	Low Density Residential	Large Lot Residential
6910 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	4207 W 3550 S	R-4-8.5	A	Mixed Use	Large Lot Residential
6888 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	4209 W 3550 S	R-4-8.5	A	Mixed Use	Large Lot Residential
7010 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3470 W 3650 S	R-1-8	A-2	Low Density Residential	Large Lot Residential
6977 W PARKWAY BLVD	A	A-2	Large Lot Residential	Large Lot Residential	3724 S 3200 W	R-1-8	A	Low Density Residential	Large Lot Residential
6645 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3732 S 3200 W	R-1-8	A	Low Density Residential	Large Lot Residential
6609 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3750 S 3200 W	R-1-8	A	Low Density Residential	Large Lot Residential
6776 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3760 S 3200 W	R-1-8	A	Low Density Residential	Large Lot Residential
6594 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3764 S 3200 W	R-1-8	A	Low Density Residential	Large Lot Residential
6520 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3736 S 3200 W	R-1-8	A	Low Density Residential	Large Lot Residential
6490 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3282 W 3800 S	R-1-8	A	Low Density Residential	Large Lot Residential
6426 W PARKWAY BLVD	A-1	A-2	Rural Residential	Rural Residential	3309 W 3800 S	R-1-8	A	Low Density Residential	Large Lot Residential
6570 W 3500 S	A	A-2	Low Density Residential	Large Lot Residential	3287 W 3800 S	R-1-8	A	Low Density Residential	Large Lot Residential
3348 S 6400 W	A	A-2	Low Density Residential	Large Lot Residential	3271 W 3800 S	R-1-8	A	Low Density Residential	Large Lot Residential
3318 S 6536 W	A	A-2	Low Density Residential	Large Lot Residential	3255 W 3800 S	R-1-8	A	Low Density Residential	Large Lot Residential
3539 S 6800 W	A	A-2	Large Lot Residential	Large Lot Residential	3876 S 3200 W	R-1-8	A-2	Low Density Residential	Large Lot Residential
3525 S 6800 W	A	A-2	Low Density Residential	Large Lot Residential	3816 S 3200 W	R-1-8	A	Low Density Residential	Large Lot Residential
3651 S 6800 W	A	A-2	Low Density Residential	Large Lot Residential	3826 S 3200 W	R-1-8	A	Low Density Residential	Large Lot Residential
3651 S 6800 W	A	A-2	Low Density Residential	Large Lot Residential	3237 W 3800 S	R-1-8	A	Low Density Residential	Large Lot Residential
3651 S 6800 W	A	A-2	Low Density Residential	Large Lot Residential	5057 W 4100 S	A	A-2	Low Density Residential	Large Lot Residential
3651 S 6800 W	A	A-2	Low Density Residential	Large Lot Residential	4798 S 6400 W	A	A-2	Heavy Manufacturing	Large Lot Residential
3764 S 6400 W	A	A-2	Large Lot Residential	Large Lot Residential	6152 S U-111 HWY	A	A-2	Light Manufacturing	Large Lot Residential
3754 S 6400 W	A	A-2	Large Lot Residential	Large Lot Residential	6002 S U-111 HWY	A	A-2	Light Manufacturing	Large Lot Residential
3702 S 6400 W	A	A-2	Large Lot Residential	Large Lot Residential	7011 W 6200 S	R-1-10	A-2	Comm. Light Manufacturing	Large Lot Residential
3668 S 6580 W	A	A-2	Low Density Residential	Large Lot Residential	6394 S U-111 HWY	A-1	A-2	Low Density Residential	Large Lot Residential
4053 S 7200 W	A	A-2	Low Density Residential	Large Lot Residential	6420 S U-111 HWY	R-1-10	A-2	Comm. Light Manufacturing	Large Lot Residential
4063 S 7200 W	A	A-2	Low Density Residential	Large Lot Residential	6511 W 6200 S	R-1-10	A-2	Comm. Light Manufacturing	Large Lot Residential
3940 S 6400 W	R-1-8	A-2	Low Density Residential	Large Lot Residential					
3950 S 6400 W	R-1-6	A	Low Density Residential	Large Lot Residential	4500 S CONST. BLVD	A	A-2	Residential Office	Non-Retail Commercial
3984 S 6400 W	R-1-6	A	Low Density Residential	Large Lot Residential	4732 W 4175 S	R-1-8	A	Low Density Residential	Large Lot Residential
3701 S 6400 W	R-1-8	A-2	Low Density Residential	Large Lot Residential	4221 S 4800 W	R-1-8	A-2	Low Density Residential	Large Lot Residential
3722 S 5600 W	A	A-2	Residential Office	Large Lot Residential	4625 W 4100 S	R-1-8	A	Low Density Residential	Large Lot Residential
3784 S 5600 W	A	A-2	Residential Office	Large Lot Residential	4625 W 4100 S	R-1-8	A	Low Density Residential	Large Lot Residential
3672 S 5600 W	R-1-8	A	Residential Office	Large Lot Residential	4195 S 4800 W	R-1-8	A	Low Density Residential	Large Lot Residential
3672 S 5600 W	R-1-8	A-2	Low Density Residential	Large Lot Residential	4435 S 4400 W	A	A-2	Low Density Residential	Large Lot Residential